

AVAILABLE RESOURCES

Federal Resources (Federal funds expected to be available during fiscal year 2003-2004 to address the needs and specific objectives identified in the Consolidated Plan.)

Community Development Block Grant (CDBG) Program	\$ 2,163,00
HOME Investment Partnership (HOME) Program	0
Emergency Shelter Grants (ESG) Program	1,292,02
Reprogrammed Prior Year CDBG Funds	1
Reprogrammed Prior Year ESG Funds	95,335
CDBG Program Income (Estimate)	295,799
Total Federal Resources	335
	<u>1,000,00</u>
	<u>0</u>
	\$ 4,846,49
	0

Other Resources (Funds from private and non-Federal public sources reasonably expected to be available during fiscal year 2003-2004 to address the needs and specific objectives identified in the Consolidated Plan. Federal funds will leverage these additional resources.)

State Housing Initiatives Partnership (SHIP) Program	\$ 561,000
City of Miami Beach Other Funds for Homeless Projects	95,000
Emergency Shelter Grants Local Provider Match	95,000
Miami-Dade Surtax Funds (MBCDC)	<u>500,000</u>
Total Other Resources	\$ 1,251,33
	5

ACTIVITIES TO BE UNDERTAKEN

During fiscal year 2003-2004, the City of Miami Beach will undertake the following activities to address priority needs that were identified in the 5-Year Consolidated Plan. Details of the specific projects can be found in Appendix 1. The maps in Appendix 2 can be used to ascertain the locations of the projects.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS

Miami Beach Community Development Corporation – Scattered Site Home Buyer Assistance Program – Acquisition - \$80,000 – To provide scattered site homeownership opportunities to eligible first-time homebuyers in Miami Beach. The activity is expected to generate an additional \$80,000 in program income.

Miami Beach Community Development Corporation – Scattered Site Home Buyer Assistance Program – Disposition - \$80,000 – To provide scattered site homeownership opportunities to eligible first-time homebuyers in Miami Beach. The activity is expected to generate an additional \$80,000 in program income.

PUBLIC FACILITIES AND IMPROVEMENTS

Jewish Community Services of South Florida – Miami Beach Senior Center Improvements - \$22,920 – To make repairs to the Miami Beach Senior Center, which provides services to low- and moderate-income seniors.

UNIDAD of Miami Beach – Senior Center - \$75,000 – To provide funding for the rehabilitation of a senior center to serve the low- and moderate-income population.

City of Miami Beach Community Development Division – Planned Repayment of Section 108 Principal - \$360,000 – To repay the principal balance of a HUD Section 108 loan in the amount of \$4,000,000. The loan was acquired to implement a comprehensive streetscape improvement program in the North Beach area, including Normandy Isle; and to complete construction of the North Shore Youth Center as part of a neighborhood revitalization strategy for North Beach.

North Beach Development Corporation – North Beach Façade Renovation Program - \$100,000 – To provide matching grants to property and business owners in the designated CDBG target areas to rehabilitate commercial buildings, correct code violation, and encourage economic revitalization.

ArtCenter South Florida, Inc. – Artist Micro-Enterprise Services - \$60,000 – An incubator for local arts micro-enterprises for low to moderate-income artists to create and retain a significant number of jobs in the arts, provide vocational development and affordable subsidized studio, teaching and showroom space to low- and moderate-income artists. This activity will retain approximately \$120,000 in anticipated program income.

City of Miami Beach Capital Improvements Office – Capital Improvements to Normandy Park and Pool - \$138,848 – To provide capital improvements to the Normandy Park and Pool.

Miami Beach Methodist Child Care – Playground Improvements - \$12,500 – To provide improvements to the playground in a facility that provides affordable child care to low- and moderate-income families.

HOUSING

Miami Beach Community Development Corporation – Housing Counseling - \$40,000 – To provide housing counseling to participants in the HOME-funded homebuyer assistance program.

Miami Beach Community Development Corporation – Multifamily Housing Program - \$125,000 – To provide operational funds to acquire, rehabilitate and manage rental units targeted to income-eligible persons.

Miami Beach Community Development Corporation – Owner-Occupied Housing Program - \$150,000 – To provide funding for hard costs to rehabilitate owner-occupied housing of income-eligible homeowners.

City of Miami Beach Code Compliance Division – North Beach District - \$45,000 – To provide a full-time Code Compliance Officer to assist in the implementation of the North Beach Economic Development Strategic Plan and the proposed North Beach Neighborhood Revitalization Strategy.

PUBLIC SERVICES

Fienberg/Fisher Adult & Community Education Center – Child Care Scholarships - \$5,000 – To provide before/after school care each school day and all day camp program during teacher's work days and school recess periods to income-eligible students from Miami Beach.

Jewish Community Services – Miami Beach Senior Center Adult Day Care Services - \$10,000 – To provide an aide to supervise day care services to frail elderly senior citizens in a structured supportive setting with daily activities, nutritionally balanced meals and therapies that provide or prolong the need for institutionalization.

Jewish Community Services –Senior Meals on Wheels Program - \$15,000 – To make repairs to the Miami Beach Senior Center, which provides services to low- and moderate-income seniors.

Little Havana Activities and Nutrition Centers of Dade County, Inc. – Miami Beach Elderly Meals Program - \$41,500 – To nutritionally balanced meals daily to Miami Beach elderly clients in a familiar surrounding where they can have access to other services provided by Little Havana Activities and Nutrition Centers of Dade County. The meals program at three congregate meal sites: 533 Collins Avenue; 8638 Harding Avenue; and 150 Alton Road.

Miami Beach Community Development Corporation – Tenants Service Coordinator - \$15,000 – To fund coordinator that brings together existing program services for mostly low and very low income elderly and special needs tenants.

Food For Life Network, Inc. – Home-Delivered Meals - \$10,000 – To provide weekly, home-delivered prepared meals to income-eligible homebound AIDS patients in Miami Beach.

Food For Life Network, Inc. – Food Bank Delivery - \$10,000 – To provide home-delivered groceries to income-eligible homebound AIDS patients in Miami Beach.

The Shelbourne Houses - \$17,000 – To provide supportive services in a secure and healthy environment to individuals living with AIDS who choose to live independently.

South Beach AIDS Project – Positive Support - \$10,431 – To provide up-to-date HIV/AIDS information about HIV prevention, use of services, medical treatment and assistance with re-entering the work force.

Boys and Girls Clubs of Miami – Miami Beach Juvenile Program - \$40,000 – To provide a “no charge” after-school program for youths ranging in ages from 5 to 16. The programs include components such as homework assistance, educational field trips, sports, league activities, and recreational activities both indoor and outdoor.

North Beach Development Corporation – North Beach Youth Corps - \$20,000 – To employ and train eligible Miami Beach youth attending Miami Beach Senior High School to perform various tasks (landscaping, graffiti removal, trash removal, etc.) in the North Beach community up to 10 hours per week.

Jewish Community Services – Homeless Outreach, Prevention and Employment - \$15,000 – To provide employment and job training services to promote client and family self-sufficiency for low- to moderate-income, situational and economically homeless individuals, homeless persons in families with children, and those in danger of becoming homeless.

Log Cabin Enterprises, Inc. – Log Cabin Plan Nursery - \$60,000 – To provide funding for a nursery business program that creates and/or retains jobs for developmentally disabled adults. In addition, this activity will retain approximately \$120,000 in anticipated program income.

Miami Beach Methodist Child Care Center, Inc. – St. Johns Child Care Center - \$13,000 – To provide reduced-fee child care scholarships to children of income-eligible families.

Little Havana Activities and Nutrition Centers of Dade County, Inc. – Rainbow Intergenerational Child Care - \$40,000 – To provide affordable preschool day care for Miami Beach children who are income-eligible. Miami Beach senior citizens will be trained to be day care workers at the day care facility.

Miami Beach Community Health Center – Beverly Press Satellite Center - \$30,000 – To offer a full range of preventive, diagnostic and treatment services to persons of all ages, races, ethnicity and genders at the North Beach satellite.

Miami Beach Community Health Center – Children of the World School-Based Health Center - \$20,000 – To provide health care services to children at Fienberg-Fisher Elementary School.

R.A.I.N. Parents, Inc. – Family Network Services: Emergency Housing Assistance - \$35,000 – To provide vouchers for emergency food, medical, child care, and housing assistance, for families with children residing in Miami Beach who have received eviction notices or who are already homeless, with peer counseling for assisting parents in making positive life changes towards self-sufficiency.

UNIDAD of Miami Beach – Project Link - \$20,000 – To provide information and referral services, employment activities and bilingual assistance to income-eligible Miami Beach residents at the Miami Beach Hispanic Community Center.

HOMELESS

City of Miami Beach Office of Homeless Coordination – City of Miami Beach Homeless Program - \$70,000 – To provide outreach, case management and placement services to Miami Beach homeless people.

PLANNING/ADMINISTRATION

City of Miami Beach CDBG Administration – \$632,600 – To continue to provide the necessary funding to manage, oversee, coordinate, monitor, audit and evaluate the CDBG program and subrecipients in accordance with federal regulations. Funding includes activities to ensure compliance with federal fair housing/EEO requirements, environmental review, fiscal management, citizen participation, public information and planning and management activities.

HOME INVESTMENT PARTNERSHIPS PROGRAM ACTIVITIES

Community Housing Development Organization (CHDO) Project Set-Aside – Miami Beach Community Development Corporation – \$800,000 – Acquisition and/or rehabilitation of multifamily residential, scattered site units to provide rental and/or homeownership opportunities.

Community Housing Development Organization (CHDO) Expenses 5% – Miami Beach Community Development Corporation – \$64,601 – Funds to pay salaries, wages, and other employee compensation and benefits, rent, utilities, employee education, travel, training, communication costs, taxes, insurance, equipment, materials, and supplies.

City of Miami Beach Housing Programs – \$298,218 – To provide decent, safe and sanitary housing through matching grants or other financial inducements to rehabilitate multi-unit buildings, upgrade the existing housing stock, and provide affordable housing opportunities.

City of Miami Beach – HOME Program Administration – \$129,202 – For management, oversight, coordination, monitoring, evaluation, staff and overhead, public information, fair housing education activities, indirect costs and planning activities.

EMERGENCY SHELTER GRANTS PROGRAM

Emergency Shelter/Transitional Housing – \$61,968 – To fund emergency shelter and transitional housing beds, outreach activities for the homeless on Miami Beach.

City of Miami Beach Office of Homeless Coordination – \$28,600 – To provide vouchers for emergency housing assistance for individuals or families who are homeless or are at risk of becoming homeless. Assistance will also include information resource and referral.

City of Miami Beach – ESG Program Administration – \$4,767 – For management, oversight, coordination, monitoring, evaluation, public information, indirect costs and planning activities.

PRIORITY NEEDS ADDRESSED

This description of activities estimates the number and type of families that will benefit from the proposed activities, the specific local objectives and priority needs that will be addressed by the activities using formula grant funds and program income that the City expects to receive during the program year. It also includes proposed accomplishments, and a target date for completion of the activities. This information is also included in Appendix 1, as prescribed by HUD.

Non-Housing Activities:

- Child Care Services
- Code Compliance
- Economic Development
- Employment Training
- General Public Services
- Health Services
- Public Facilities and Improvements
- Rehabilitation of Commercial Properties
- Repayments of Section 108 Loan Principal
- Senior Programs and Senior Services
- Services to Persons with Disabilities
- Youth Programs

Housing Activities:

- Acquisition and Disposition
- Fair Housing Activities
- Multifamily Housing Rehabilitation
- Owner-Occupied Rehabilitation
- Direct Homeownership Assistance
- Relocation Assistance

Homeless Activities:

- Emergency Shelter/Transitional Housing
- Homeless Prevention
- Outreach

GEOGRAPHIC DISTRIBUTION

Most of the activities described in the One-Year Action Plan will take place in HUD designated community development target areas. These target areas contain census tract/block groups that display evidence of a greater than 51% of households with incomes at or below 80% of the median income and continue to be a priority for allocation of resources. The northern and southern portions of the City also contain the largest number of multifamily structures that require rehabilitation and have the highest concentrations of income-eligible families. The City's housing programs are eligible citywide with an emphasis on those buildings located within the target areas. Appendix 2, "Geographic Distribution of Projects for 2003/2004" shows the location of specific projects.

With regard to the HOME Investment Partnerships Program, the funds are considered to have a citywide benefit.

The City's 2003/2004 ESG funds are directed to facilities that provide priority placement for Miami Beach's homeless and are considered to have a citywide benefit.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The City of Miami Beach will undertake activities during fiscal year 2003/2004 to:

- Address the emergency shelter and transitional housing needs of homeless individuals and families (including subrecipient-populations);
- Prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless;
- Help homeless persons make the transition to permanent housing and independent living; and
- Address the special needs of persons who are not harmless.

Homeless

The City intends to implement the following activities to address the needs of homeless individuals and families, to prevent low-income individuals and families with children from becoming homeless, and help homeless persons make the transition to permanent housing and independent living.

Emergency Shelter/Transitional Shelter Needs - The City will provide CDBG funds to the Office of Homeless Coordination to fund a mobile outreach team, provide supportive services for the homeless and place homeless individuals and families into emergency shelter and/or transitional housing as needed.

The City will provide CDBG and ESG funds to the Office of Homeless Coordination to subcontract with local providers to fund emergency shelter and transitional shelter beds for Miami Beach homeless individuals and families.

The City will provide CDBG funds to Jewish Community Services to provide employment and job training services to situational and economically homeless individuals, homeless persons in families with children, and those in danger of becoming homeless. The program will also provide case management and referrals, bus passes, bus tokens, food vouchers and voice mail, as well as work clothes and equipment.

Homeless Prevention - The City will provide CDBG funds to RAIN Parents, Inc. and to the Office of Homeless Coordination to provide emergency assistance to individuals, families with children, and elderly persons who are currently housed, but threatened with homelessness.

Transitional Housing - The City will provide CDBG, ESG, and City of Miami Beach Other Funds to the Office of Homeless Coordination to subcontract with local providers to fund transitional housing for Miami Beach homeless individuals and families. Transitional housing is also being provided by Douglas Gardens Community Mental Health Center at the Mayfair Hotel located at 1960 Park Avenue, Miami Beach.

Other Special Needs

The City intends to implement activities to address the needs of persons who are not homeless but require supportive housing. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addition, persons with HIV/AIDS and their families, public housing residents and any other categories the City may specify as eligible.

The Miami Beach Community Development Corporation has acquired an apartment building located on 532 Michigan Avenue that provides eighteen (18) rentals units for income-eligible elderly persons.

The Miami Beach Community Development Corporation has acquired an apartment building located on 530 Michigan Avenue that provides nine (9) rentals units for income-eligible elderly persons.

The Miami Beach Community Development Corporation has acquired and rehabilitated nine (9) scattered site rental units in the Knightsbridge Condominium for income-eligible elderly persons.

The Miami Beach Community Development Corporation obtained a HUD Section 811 Supportive Housing for Persons with Disabilities Program grant of \$1.2 million for the Fernwood Apartments. This facility provides eighteen (18) rental units for physically disabled persons living with HIV/AIDS.

The City will provide CDBG funds to Jewish Community Services to fund an aide to supervise day care services to frail elderly senior citizens in a structured supportive setting. The City will provide CDBG funds to Jewish Community Services to renovate the Miami Beach Senior Center facility. The City will also provide CDBG funds to Jewish Community Services to deliver meals to homebound elderly participants residing in eligible target areas and a shopper to purchase necessary items for frail elders unable to shop to themselves.

The City will provide CDBG funds to Food for Life Network to provide weekly home-delivered meals to income-eligible homebound AIDS patients in Miami Beach. The City will also provide CDBG funds to Food for Life Network to deliver groceries to income-eligible homebound AIDS patients in Miami Beach.

The City will provide CDBG funds to the Shelbourne & Fernwood Apartment Buildings to provide supportive services in a secure and healthy environment to individuals living with AIDS who choose to live independently.

The City will provide CDBG funds to South Beach AIDS Project to provide support to HIV/AIDS positive individual and families in Miami Beach.

The City will provide CDBG funds to Log Cabin Enterprises for a nursery business program to create and retain jobs for developmentally disabled adults.

The City will provide CDBG funds to Miami Beach Community Development Corporation to fund a coordinator that brings together existing program services for mostly low and very low income elderly and special needs tenants.

Other Actions

During fiscal year 2003-2004, the City plans to undertake certain other actions to address obstacles to meeting the community needs.

General – In 1999, the City applied for and was approved for a \$4,000,000 Section 108 loan and a \$1,000,000 Economic Development Initiative grant to assist in financing economic development activities and neighborhood improvements that will complement the revitalization efforts of the local business communities within the City. The loan and grant are being used to implement three separate streetscape improvements projects and assist with the completion of the North Shore Youth Center in the northern target area of Miami Beach. As of June 21, 2002, status of Economic Development Initiative grant is pending.

Underserved Needs - The City of Miami Beach has many needs, many of which are underserved, as evidenced by the consistently large number of funding requests for public

services activities. The City will continue to take an active role leveraging resources in support of its non-profit partners and other organizations.

The dramatically rising cost of housing within the City is making it very difficult to provide affordable housing within the City.

Foster and Maintain Affordable Housing - The City will continue to work with housing providers to expand the supply of affordable housing. The City will continue to fund a number of projects to provide homeownership opportunities and expand the number of high quality rental units housing available for its low-income senior citizens, working families, and special needs populations.

Remove Barriers to Affordable housing - The City will continue its state-mandated regulatory reduction self-examination program during the 2003/2004 program year to ensure that the City's regulations do not act as a barrier to affordable housing.

Lead-Based Paint – The Miami-Dade County Social Services Department cooperates with the Florida Department of Health, Division of Children's Medical Services, to identify children with elevated levels of lead in their blood. The City will require monitoring of any children living in assisted housing who are identified with Environmental Intervention Blood Lead Level. City employees are familiar with the new regulation for lead-based paint. The City is now complying and will assure that with the new lead-based paint requirement, as published in 24 CFR 35.

Reduce Poverty - The City participates in the Miami-Dade County Economic Development Program, which through a variety of business recruitment/retention/expansion programs provides an effective program to create higher paying jobs. This program also provides small business start-up assistance, business incubators and customized job training.

The City directly operates two major community redevelopment areas, which have successfully redeveloped South Beach, and the Lincoln Road area. This has added hundreds of new businesses and thousands of new jobs. The North Beach Development Corporation conducts business recruitment expansion and retention activities in the northern sector of the City.

Collectively, this represents a highly effective anti-poverty strategy. During the 1990s the rate of poverty in the City declined by 50%.

Institutional Structure - The City of Miami Beach and its existing non-profit housing and community service providers provide the necessary institutional structure to carry out the City's CDBG, HOME and ESG activities.

Enhance Coordination - The City will continue to work with its non-profit providers to enhance coordination between the City and these organizations.

Public Housing Authority - The City's independent public housing authority is too small to participate in HUD's Comprehensive Grant Management Program, and is not listed as 'troubled' by HUD.

GUIDELINES FOR RECAPTURE OF HOME FUNDS

The City shall require each homebuyer assisted under the HOME Program to execute a mortgage, which is recorded in the public records. The Mortgage shall be recorded as a lien against the property to ensure that when the property is sold, transferred, or ceases to serve as a primary residence, the homebuyer shall return to the City the full HOME subsidy that enabled the homebuyer to buy the dwelling unit. If the net proceeds from such sale (after deducting the owner's investment and closing costs) are less than the full amount of the HOME subsidy, the City shall recapture the entire balance of whatever net proceeds are available for use in other eligible HOME activities. This option will allow the homebuyer to capture market return and provides incentive for the homebuyer to utilize equity to make repairs and property improvements. The occupancy of units will be monitored for the required affordability period based upon the amount of direct HOME subsidy provided to the homebuyer.

LEVERAGE/MATCH

Match requirements for the HOME Investment Partnerships Program will be met with SHIP dollar and other eligible sources of match. Match requirements for the Emergency Shelter Grants Program will come from the nonprofit providers.

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